



Acre Lane, Eccleshill,

£220,000

* SEMI DETACHED * THREE BEDROOMS * CUL-DE-SAC LOCATION * MODERN BATHROOM *
* TWO RECEPTION ROOMS * GARDENS * PARKING * GARAGE * FAMILY SIZED *

Occupying a sought after cul-de-sac location close to Eccleshill village, is this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining room, kitchen, three good sized bedrooms and a modern house bathroom with white suite.

To the outside there are gardens, ample parking and a detached garage.



Reception Hall

With radiator, exposed wood floor.

Lounge

14'10" x 11'7" (4.52m x 3.53m)

With an ornate cast iron feature fireplace, radiator.

Kitchen

11'6" x 7'2" (3.51m x 2.18m)

Fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, eight ring stove, plumbing for auto washer.

Dining Room

10'2" x 8'7" (3.10m x 2.62m)

With radiator.

First Floor Landing

Bedroom One

13'4" x 10'1" (4.06m x 3.07m)

With built in wardrobes and radiator.

Bedroom Two

10'4" x 9'9" (3.15m x 2.97m)

With radiator.

Bedroom Three

9'5" x 7'5" (2.87m x 2.26m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and heated towel rail.

Loft

Part boarded. Accessed via a pull down ladder.

Exterior

To the outside there is a lawned garden to the front, block paved drive to the side leading to a detached garage, together with an enclosed patio garden to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends take the second exit onto Idle Road, take the left onto Bolton Rd/A6176, left onto Stone Hall Rd, left onto Acre Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-100)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk